

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | -3     | RIDGE RD, LINCOLN     |

OWNERSHIP

|           |                   |
|-----------|-------------------|
| Owner 1:  | CARMEN STEPHEN    |
| Owner 2:  |                   |
| Owner 3:  |                   |
| Street 1: | 15-1 RIDGE RD     |
| Street 2: |                   |
| Twn/City: | LINCOLN           |
| St/Prov:  | MA Cntry Own Occ: |
| Postal:   | 01773 Type:       |

PREVIOUS OWNER

|           |                    |
|-----------|--------------------|
| Owner 1:  | CARMEN MILTON -    |
| Owner 2:  | C/O STEVE CARMEN - |
| Street 1: | 15-3 RIDGE RD      |
| Twn/City: | LINCOLN            |
| St/Prov:  | MA Cntry           |
| Postal:   | 01773              |

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1965, Having Primarily BRICK VNR Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Descp | % | Item    | Code | Descp  |
|------------|------|-------|---|---------|------|--------|
| Z          |      |       |   | U       | A    | SEPTIC |
| o          |      |       |   | t       |      |        |
| n          |      |       |   | l       |      |        |
| Census:    |      |       |   | Exmpt   |      |        |
| Flood Haz: |      |       |   |         |      |        |
| D          |      |       |   | Topo    | 9    | VARIED |
| s          |      |       |   | Street  | 1    | PAVED  |
| t          |      |       |   | Traffic | 4    | MEDIUM |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type  | LT Factor | Base Value | Unit Price | Adj   | Neigh | Neigh Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | CONDO       |          | 0           |                    | SQUARE FE | PRIME SITE |           | 0          | 0.         | 0.000 | RC    |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code                       | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 102                            | 207,600        |            | 0.000     |            | 207,600     | Unit 15-3         |           |
| Total Card                     |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                   |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost        |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: |                |            | 268.91    |            | /Parcel:    | 268.91            |           |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019   | 102 | FV  | 196,200    | 0         | .         |            | 196,200     | 196,200       | Create Final value 2019 | 6/4/2019   |
| 2018   | 102 | FV  | 196,200    | 0         | .         |            | 196,200     | 196,200       | Year End Roll           | 9/28/2017  |
| 2017   | 102 | FV  | 184,600    | 0         | .         |            | 184,600     | 184,600       | Year End Roll           | 9/29/2016  |
| 2016   | 102 | FV  | 182,700    | 0         | .         |            | 182,700     | 182,700       | Year End Roll           | 1/14/2016  |
| 2015   | 102 | FV  | 173,100    | 0         | .         |            | 173,100     | 173,100       | Year End                | 10/2/2014  |
| 2014   | 102 | FV  | 171,200    | 0         | .         |            | 171,200     | 171,200       | Year End Roll           | 1/23/2014  |
| 2013   | 102 | FV  | 160,700    | 0         | .         |            | 160,700     | 160,700       | Year End Roll           | 10/25/2012 |
| 2012   | 102 | FV  | 165,100    | 0         | .         |            | 165,100     | 165,100       | Year End                | 1/26/2012  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code    | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| CARMEN MILTON,  | 56040-269 |      | 12/13/2010 | DIVORCE/ESTA | 10         | No | No  |       |                 |       |
| LINCOLN RIDGE E | 47702-123 |      | 6/19/2006  | CONVENIENC   | 10         | No | No  |       |                 |       |
| MASSACHUSETTS C | 46676-85  |      | 12/16/2005 | CHD>SALE     | 7000000    | No | No  |       |                 |       |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
|      |        |       |        |     |            |          |          |         |

ACTIVITY INFORMATION

| Date      | Result       | By | Name      |
|-----------|--------------|----|-----------|
| 4/10/2012 | MEAS/EXT INS | 25 | D ERSKINE |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

|              |         |              |      |             |           |                |          |        |  |             |  |        |  |
|--------------|---------|--------------|------|-------------|-----------|----------------|----------|--------|--|-------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0.00 | Parcel LUC: | 102 CONDO | Prime NB Desc: | RIDGE CT | Total: |  | SpI Credit: |  | Total: |  |
|--------------|---------|--------------|------|-------------|-----------|----------------|----------|--------|--|-------------|--|--------|--|

